

# ±1,700 SF WORKSHOP SPACE

4747 24th St. Unit B. Sacramento, CA

Available For Lease



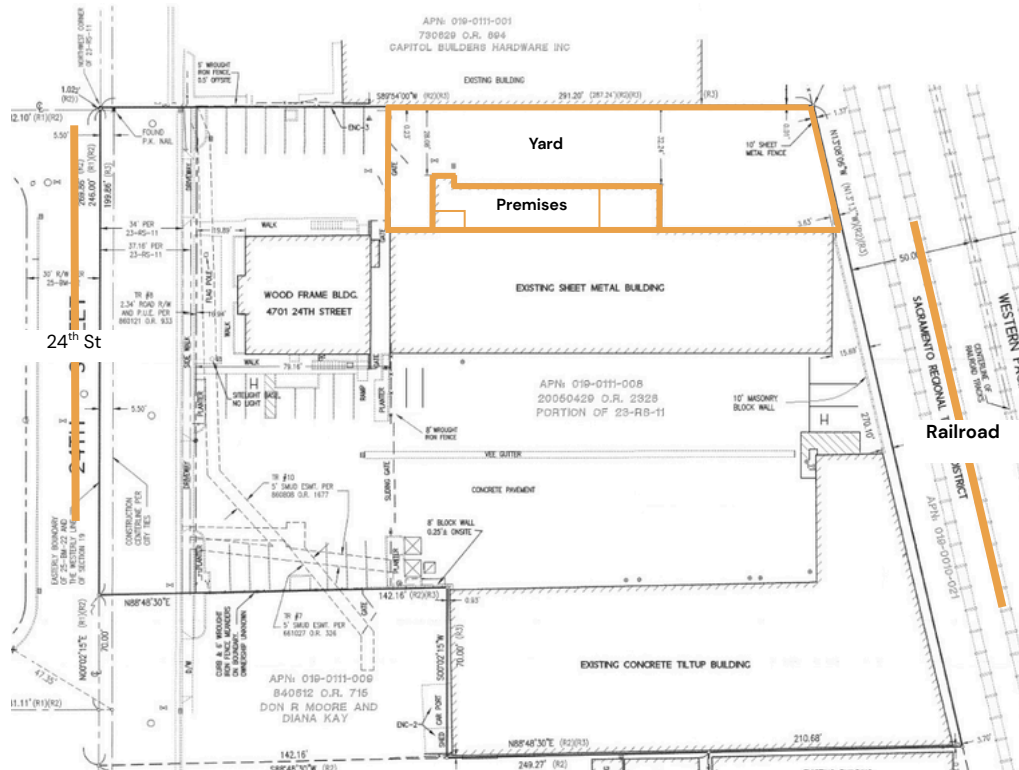
**ANTONIA GIAOURIS**

Executive Director of Leasing

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# HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Zoned: M1 - Light Industrial
- Buildings Size: 28,690 SF | Lot size: 1.53 acer
- Strong street visibility
- Near Light Rail, hwy 80, 99, and 50
- Ample parking available

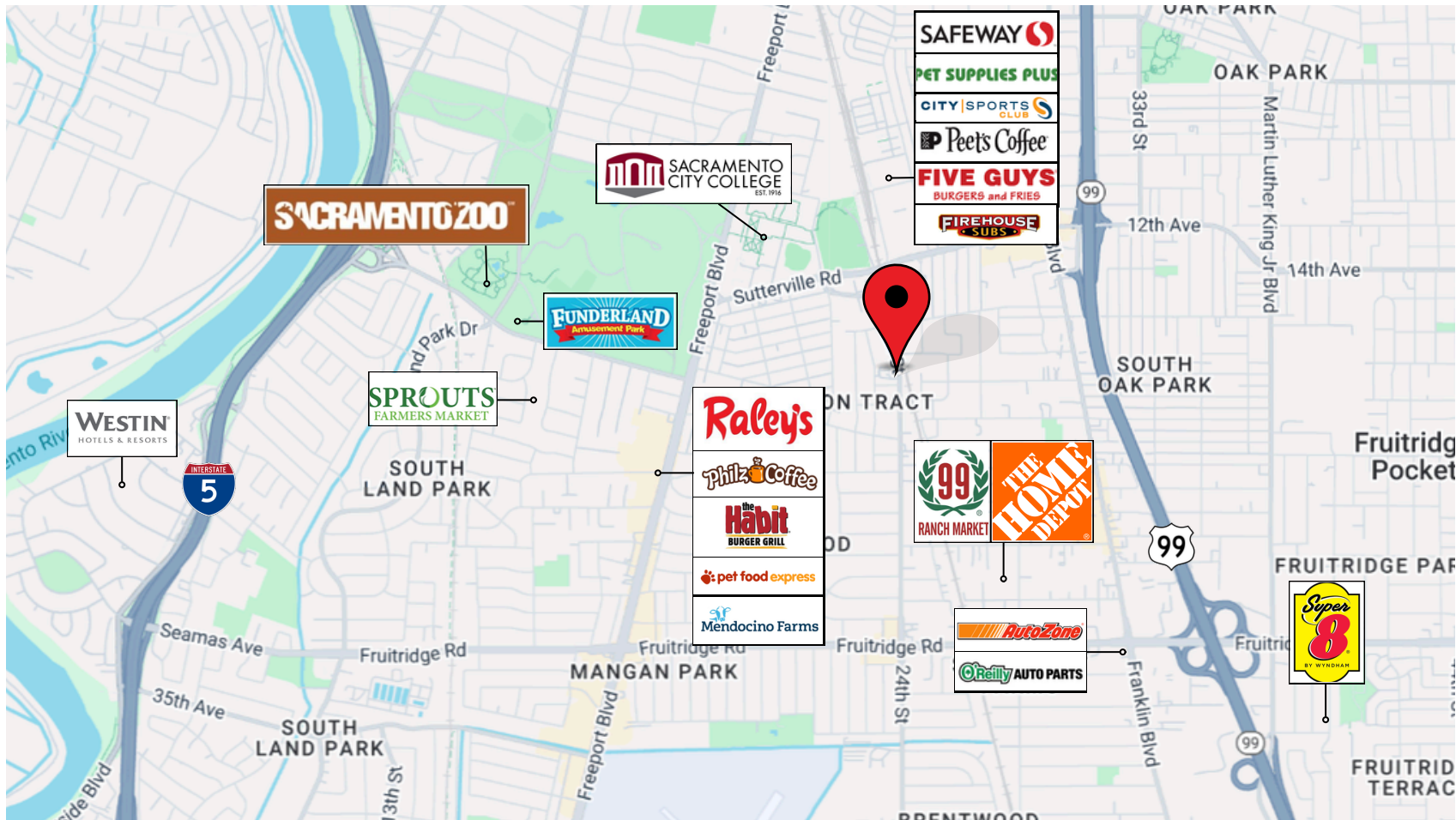
## UNIT B HIGHLIGHTS

- ±1,700 SF workshop
- ±7,000 SF fenced yard
- ±460 additional SF 2nd floor storage area
- Rent Total: \$1,915
  - Base: \$1,605 (\$0.94/SF)
  - NNN: \$306 (\$0.18/SF)

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# LOCATION



DEMOGRAPHICS	2 miles	5 miles	10 miles
<b>POPULATION</b>			
2025 Population	75,027	411,617	1,002,667
Median Age	39	38	38
Bachelors Degree or Higher	34%	32%	30%
<b>HOUSEHOLDS</b>			
2025 Total Households	29,304	156,885	359,580
2030 Household Projection	29,803	160,024	365,370
<b>INCOME</b>			
Median Household Income	\$84,693	\$82,153	\$86,848
Households above \$100k	12,536	64,270	154,545

CONSUMER SPENDING	10 miles / yr
<b>TOTAL</b>	
	\$12,143,232,721
Auto Maintenance & Repair	\$376,420,155
Food & Alcohol	\$3,342,621,238
Medical Services	\$329,827,538
<b>DAYTIME POPULATION</b>	
<b>10 miles</b>	
<b>TOTAL</b>	
	442,247
Professional & Business Services	58,528
Goods-Producing Industries	43,247
Trade Transportation & Utilities	59,754

Source: Costar 2026

# OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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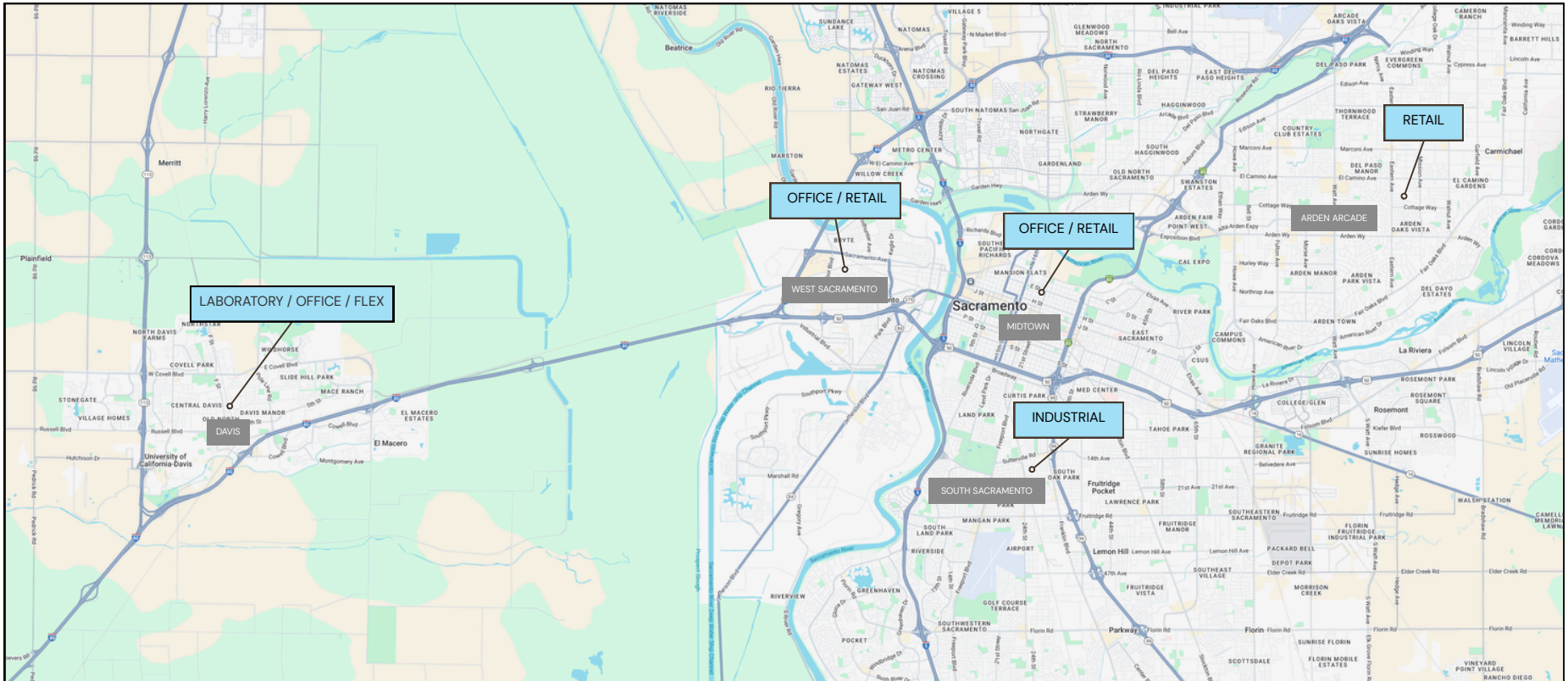
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